



David B. Cohen
Mayor

CITY OF NEWTON, MASSACHUSETTS

City Hall
1000 Commonwealth Avenue
Newton, MA 02459-1449
Telephone: (617) 796-1060
Fax: (617) 796-1086
www.ci.newton.ma.us

ZONING BOARD OF APPEALS

Norine Silton, Acting Board Secretary

NOTICE OF DECISION

A Public Hearing has been held with regard to the following petitions before the City of Newton Zoning Board of Appeals. The decisions were determined as follows:

- #11-05** from Maria B. Rosen of 41 Aspen Avenue, Newton, appealing the decision of the Commissioner of Inspectional Services that the existing non-conforming automotive use at 10-14 Hawthorn Street, Newton is grandfathered. The property (10-14 Hawthorn Street) is in a Business 2 District. **The petitioner's appeal of the decision of the Commissioner of Inspectional Services was denied, 5-0**
- #12-05** from David Faulkner of 79 Prince Street, Newton, requesting a 3.8% variance from the lot coverage requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One in order to construct a two car garage, resulting in lot coverage of 23.8%. **(Maximum lot coverage for old lots created before December 7, 1953 is 20%).** Petitioner also requests a 5% variance from the open space requirement of the Newton Revised Zoning Ordinances, Section 30-15, Table One, resulting in open space of 60%. **(Minimum open space for old lots created before December 7, 1953 is 65%).** The property is located in a Single Residence 1 District. **The Board voted to grant petitioner's request to withdraw his variance application 5-0.**

Any appeal of the above decisions must be made to the Superior Court within twenty (20) days of its filing with the City Clerk in accordance with Section 17 of the Massachusetts General Law, Chapter 40A.

Decision numbers 11-05 and 12-05 were filed on July 21, 2005